

NPS FORM 10-900 (Rev. 8-86) OMB No. 1024-0018 [SD-SHPO # ECA-OH-597-1/89]
[use paper with at least 25% cotton rag content, use NLQ or LQ printer]

United States Department of the Interior -- National Park Service
NATIONAL REGISTER OF HISTORIC PLACES -- REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering "NA" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name: Sexauer, George P., House
other name/ site number: BK-BK-BK-FF-39

2. Location

street & number: 929 Fourth Street /NA/ not for publication
city, town: Brookings /NA/ vicinity
state: SOUTH DAKOTA code: SD county: Brookings code: SD 011 zip code: 57006

3. Classification

Ownership of Property:	Category of Property	Number of Resources within Property:		
		Contributing	Noncontributing	
/XX/ private	/XX/ building(s)	___1___	___1___	buildings
/ / pubic-local	/ / district	_____	_____	sites
/ / public-state	/ / site	_____	_____	structures
/ / public-federal	/ / structure	_____	_____	objects
	/ / object	___1___	___1___	Total
Name of related multiple property listing: NA _____		Number of contributing resources previously listed in the National Register: ___0___		

11. Form Prepared by

name/title: Sherry DeBoer and Susan Richards, consultants
organization: Brookings Historic Preservation Comm. date: October 17, 1989
street & number: P. O. Box 270 telephone: 605-692-2123
city or town: Brookings state: SOUTH DAKOTA zip code: 57006

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property name

, Brookings
county

, SOUTH DAKOTA
state

6. Function or Use (enter categories from instructions)

Historic functions:

DOMESTIC/Single Dwelling

Current Functions:

DOMESTIC/Single Dwelling

7. Description

Architectural Classification:

(enter categories from instructions)

Queen Anne

Materials:

(enter categories from instructions)

foundation Stone

walls Wood

roof Wood Shingle

other Wood

Describe present and historic physical appearance:

/XX/ see continuation sheet

8. Significance

Certifying official has considered the significance of this property in
relation to other properties: / / / / /XX/

nationally statewide locally

Applicable National Register Criteria / / A /XX/B /XX/C / /D

Criteria Considerations / /A / /B / /C / /D / /E / /F / /G

Areas of Significance (enter from instructions)

Industry

Architecture

Period of Significance

1900-1939

Significant Dates

1900

Significant Person

Sexauer, George P.

Cultural Affiliation

NA

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations,
and periods of significance noted above /XX/ see continuation sheet

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Situated at the corner of Fourth Street and Medary Avenue in the heart of the City of Brookings, the George P. Sexauer House is an excellent example of vernacular Queen Anne styling. A two-and-one-half-story frame dwelling, it rests on a fieldstone foundation. It is sided with clapboard, which was recently painted gray with rust and green accent trim. Rectangular in plan, the house is capped by a hipped roof covered with wood shingles. The main entrance faces south. Small hipped-roof dormers project from a half-story attic on the south and east sides, while a larger wall dormer rises along the west facade. A bay window projects from the center of the east facade. A round tower topped by a conical roof rises above the roof line at the southeast corner of the house. It is adorned by a wide band of fishscale shingles. The south and east facades are wrapped by an open porch with a decorative balustrade and Doric columns. A narrow brick chimney rises from near the center of the roof peak. Added shortly after initial construction at the northwest corner of the house is a two story shed-roofed annex, which accommodates a rear entry porch, a pantry, and a second-story sun porch. A modern open deck projects from the west facade.

Exterior treatments remain characteristically asymmetrical; however, fenestration is still generally balanced from story to story. The majority of windows are one-over-one double sash units. A large multiple-pane picture window with beveled glass pierces the south (front) facade. On the west side of the house, a small rectangular art glass window provides light for the interior staircase. Farther up the staircase a sash window also features art glass in its upper light.

Original interior features include maple woodwork, oak and maple floors, pocket doors and authentic light fixtures. Imported English tile decorates the fireplace. The original irregular floor plan remains essentially unchanged.

Constructed in 1908, a one-story two-stall garage (noncontributing) covered with a gable roof is located at the northwest corner of the property. It is faced with clapboard and painted to match the house. In recent times the drive-in door was widened to accommodate a modern Fiberglas overhead door.

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Under Criteria B and C of the National Register Criteria, the George P. Sexauer House is significant in the areas of industry and architecture. It is associated with distinguished early Brookings resident and booster George P. Sexauer, who established an extensive grain milling concern in Brookings County. Constructed in 1900, the house is also an excellent local example of Queen Anne domestic styling. Under the South Dakota Historical Preservation Plan, the property relates to the historic context labeled: IV. Permanent Rural and Urban Pioneer Settlement, D. Urban Settlement, 2. Residential Living.

HISTORICAL SIGNIFICANCE

Brookings County in east-central South Dakota was created in 1862, but it remained essentially unsettled until 1869. The county was officially organized in 1871, and rapid development materialized only after the entry of the Chicago and Northwestern Railroad in the late-1870s. The City of Brookings, near the center of the county and platted in 1879, is the seat of government and principal regional commercial hub. Quickly, small service towns and railroad sidings sprang up along the Northwestern tracks going in and out of Brookings. The economy of the county was and still is largely based on agriculture.

Geo. P. Sexauer (his standard identity) was born in Galena, Illinois, on May 23, 1861, and grew up in Fountain City, Wisconsin. His wife, Elisa Ulrich, was born near Fountain City on May 19, 1861. Eventually, Sexauer settled in Chatfield, Minnesota, and owned and operated a water power flour mill. Inadequate wheat supplies there prompted him to turn to the wheat fields of South Dakota and swap the Minnesota mill for the Volga Roller Flour Mill, distinguished for its "Volga Fancy Patent Flour." He opened the mill on November 13, 1893, at a time when wheat sold for 45 cents a bushel and the head miller "drew \$2.50 a day and was the envy of the town" (Volga Tribune, August 22, 1929, Section 2, 12). Sexauer expanded his holdings in 1897, and purchased the newly-constructed Brookings Mill Company. Advertising in the 1899 Souvenir Edition of the Brookings Weekly Register indicates that Sexauer was proprietor at the Volga and Brookings mill, with a specialty of exchanging wheat for flour, and trading in wheat, oats, barley, and corn. He is referred to as the "elevator king of South Dakota" in the Golden Anniversary Edition of The Volga Tribune. His pioneering efforts in agricultural industry in Brookings County represent an important contribution to economic prosperity in the county. In 1989, descendants of Sexauer carry on the agricultural-industrial tradition through The Sexauer Company, with 11 elevators and four regional seed plant locations.

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In addition, Sexauer was a perennial figure in commercial speculation, social affairs, and philanthropy throughout the early years of Brookings. Along with other town fathers, he invested in the construction of several commercial ventures in the city's downtown core (see "Brookings Commercial Historic District," Brookings County, listed in the National Register in 1988). He was an organizer of the local commercial club (chamber of commerce), Kiwanis Club, and other social and church-related organizations. He remains one of the outstanding citizens in the history of the city and county. Sexauer died in 1943. His wife died in 1949.

ARCHITECTURAL SIGNIFICANCE

During the late 19th Century and very early 20th Century, Queen Anne styling dominated domestic building throughout South Dakota. Influenced by the work of English architect Richard Norman Shaw, Queen Anne houses provided increased comfort and domesticity for single-family households. Prominent aesthetic features of the style include asymmetrical facades, irregular rooflines, multiplicity of siding materials especially the use of fishscale shingles, and decorative treatments to gable ends, porches, and projecting bays. The front facade is usually divided into uneven squares or planes. Fenestration is always asymmetrical, often consisting of a number of shapes and sizes of windows. Frequently, a tower is incorporated into the design. Interior spaces emphasize richness and comfort.

Sexauer let the contract for his home in April, 1900. Newspaper accounts value the cost of construction at \$4,000. The architectural highlight of the home is the corner-anchored tower, covered with shingles and fish-scaling. A variety of window forms are used in asymmetrical yet balanced arrangements. Particularly noteworthy are the bay window and a large picture window, along with the tasteful use of beveled and stained art glass. In the Queen Anne tradition, the two-and-a-half story building has an irregular roof line and dormers projecting from three sides of the home. Its scale and sprawling wrap-around porch reflect typical Queen Anne massing. The use of ornamental balusters, newel posts, and colonnades provides decorative interest. With an essentially unchanged floor plan, the interior displays an abundance of original amenities including maple woodwork, maple and oak flooring, pocket doors, imported English tile on the fireplace, and brass light fixtures in the living room, dining room, and parlor. Mr. and Mrs. Sexauer lived in the house until their deaths.

The period of significance of the nominated property extends from the construction date of the house in 1900 to 1939, the established 50-year cut-off date for the National Register.

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property name

, Brookings
county

, SOUTH DAKOTA
state

9. Major Bibliographical References

/XX/ see continuation sheet

Previous documentation by NPS:

- / / preliminary determination of individual listing (36 CFR 67) has been requested
- / / previously listed in the National Register
- / / previously determined eligible by the National Register
- / / designated a National Historic Landmark
- / / recorded by Historic American Buildings Survey # _____
- / / recorded by Historic American Engineering Record # _____

Primary location of additional data:

- /XX/ State historic preservation office
- / / Other State agency
- / / Federal agency
- / / Local government
- / / University
- / / Other

Specify repository:

South Dakota Historical Preservation Center

10. Geographical Data

Acreege of property: Less than one acre

UTM References:

A = /14/	/676-410/	/4908-390/	B = / /	/ /	/ /	/ /
C = / /	/ /	/ /	D = / /	/ /	/ /	/ /
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING	

Quad: Brookings

Scale: 1:24000

/ / see continuation sheet

Verbal Boundary Description:

The nominated property is bounded by the legal description as recorded in the Brookings County Register of Deeds Office: South 100 feet of Lots 15 and 16, Block 4, Skinner's Second Addition, City of Brookings, Brookings County, South Dakota.

/ / see continuation sheet

Boundary Justification:

The boundaries of the nominated property include the legally recorded parcel historically associated with the property.

/ / see continuation sheet

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Historic Photo of Sexauer House. Center for Western Studies. Sioux Falls, South Dakota.

Letter from Verna Sexauer Lippert (Sioux Falls) to Sherry DeBoer. August 25, 1986.

Personal Interview. Tom Manzer with Sherry DeBoer. Brookings, South Dakota. July, 1989.

Sexauer, Geo. P. "Looking Backward Thirty-Six Years." The Volga Tribune. Golden Anniversary Edition. Vol. 46, Serial No. 25. August 22, 1929. Section 2. p.12.

The Brookings Weekly Register. Souvenir Edition. Vol. 19, No. 14, September 7, 1899.

"The Old Mill--Once the Pride of Volga." The Volga Tribune. Golden Anniversary Edition. Vol. 46, Serial No. 25, August 22, 1929, Section 2, p.15.

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1. George Sexauer Home
Brookings, Brookings County, South Dakota
Taken by: Howard Phillips
August 1989
Negative: Brookings Historic Preservation Commission
West and south facades, camera facing northeast
Photograph #1

2. George Sexauer Home
Brookings, Brookings County, South Dakota
Taken by: Howard Phillips
August 1989
Negative: Brookings Historic Preservation Commission
East and southeast facades, camera facing west
Photograph #2

3. George Sexauer Home
Brookings, Brookings County, South Dakota
Taken by: Howard Phillips
August 1989
Negative: Brookings Historic Preservation Commission
South (front) facade, camera facing north
Photograph #3

4. George Sexauer Home
Brookings, Brookings County, South Dakota
Taken by: Howard Phillips
August 1989
Negative: Brookings Historic Preservation Commission
North and northeast facades, camera facing southwest
Photograph #4

5. George Sexauer Home
Brookings, Brookings County, South Dakota
Taken by: Howard Phillips
August 1989
Negative: Brookings Historic Preservation Commission
East and northeast facades, camera facing west
Photograph #5

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6. George Sexauer Home
Brookings, Brookings County, South Dakota
Taken by: Howard Phillips
August 1989
Negative: Brookings Historic Preservation Commission
Interior toward fireplace, camera facing northwest
Photograph #6

7. George Sexauer Home
Brookings, Brookings County, South Dakota
Taken by: Howard Phillips
August 1989
Negative: Brookings Historic Preservation Commission
Interior corner fireplace, camera facing west
Photograph #7

8. George Sexauer Home
Brookings, Brookings County, South Dakota
Taken by: Howard Phillips
August 1989
Negative: Brookings Historic Preservation Commission
Interior toward south wall, camera facing south
Photograph #8

9. George Sexauer Home
Brookings, Brookings County, South Dakota
Taken by: Howard Phillips
August 1989
Negative: Brookings Historic Preservation Commission
Interior toward french doors, camera facing west
Photograph #9

10. George Sexauer Home
Brookings, Brookings County, South Dakota
Taken by: Howard Phillips
August 1989
Negative: Brookings Historic Preservation Commission
Interior stairway, camera facing northwest
Photograph #10